



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes October 1, 2020

CALL TO ORDER

John Janek called the meeting of the Plan Commission to Order on Thursday, October 1, 2020, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Mark Davis, Peggy Cunningham, Roger Tracy, Don Scaturro, Ritch Alexander and Sharon Ryan were present. Excused absence: Shirley Howard, Mary Jo Akeman and Frank Orris.

Also present were: City Attorney Derek Filcoff and Building & Zoning Administrator Steve Willaredt

Aldermen: Tim Elliott, Brad Eavenson and Paul Jackstadt.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting September 3, 2020 and this evening's Agenda was made by Roger Tracy and second by Sharon Ryan. All in favor. Motion carried.

COMMENTS BY THE CHAIRMAN

The Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, October 20, 2020.

COUNCIL REPORT

Tim Elliott stated that the both petitions from the previous meeting, regarding Parktown West Mobile Home Park and the Alan Sinn petition for the old K-Mart Building were both sent back to the Planning and Zoning Committee.

**Petition # 1: Ryan Hotz dba Hotz Automotive
4300 & 4306 Nameoki Rd (Former Nameoki Marine)
22-2-20-05-16-404-013 & 22-2-20-05-15-401-001**

Chairman John Janek explained the petitioner is requesting Special Use Permit for automotive repair and body shop in a district zoned C-6 Planned Unit Development (PUD)

Dan Fisher, Representative for Ryan Hotz appeared and explained that they would like to open an Automotive Body/Repair Shop for paint and custom restorations. This facility is 3 times the size of their current location in Belleville. They would like to hire, and have already received applications from local residents to fill several positions.

John Janek stated that he felt this location would be a good fit for this business.

Sharon Ryan asked what their hours of operation would be. Mr. Fisher explained they would be open from 9am-6pm Monday- Friday and Saturday from 9am-1pm.

Mark Davis inquired to all of the EPA and OSHA Regulations for Auto Body and Paint Repair Shops. Mr. Fisher said that they are in operation in Belleville now and are aware of all of the regulations and will be up to code on everything.

Steve Willaredt asked if they would be using both buildings and Mr. Fisher stated that they would use one building for paint and body aspect and the main building will be for interior design, upholstery and mechanical.

John Janek asked if there were any other questions.

MOTION By Roger Tracy, second by Ritch Alexander to approve the Petition for a Special Use Permit for automotive repair and body shop at 4300 and 4306 Nameoki Rd, in a district zoned C-6 Planned Unit Development (PUD). Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mark Davis	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	Yes				

The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 9 am to 6 pm M-F-9 am to 1 pm on Sat**
- b). Days of operation: 6 days a week -Monday - Saturday**
- c). Signage limited to: Building & Pole Sign**
- d). Screening required: NO**
- e). Additional parking required: NO**
- f). Any additional exterior lighting permitted? NO**
- g). Is there a need to address storm water run-off? NO**
- h). Does permit expire with change of ownership and/or use? YES**
- i). Is re-application necessary to intensify use? YES**

- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: NO

MOTION By Mark Davis, second by Roger Tracy to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mark Davis	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	Yes				

**Petition # 2: LMT INVESTMENTS LLC/OSAKA
3307 Wabash Ave
22-1-20-08-16-401-031**

Petitioner is requesting a Special Use Permit to open a Restaurant (Osaka), property currently vacant office space zoned R-1 Residential.

Lillian Thielemann represented Osaka and her family. She stated that her family owns Osaka Sushi Restaurant in Granite City and that they have been open for 12 years. They are interested in owning instead of renting and would like to convert the office space into a restaurant.

Don Scaturro asked where the building is located. Ms. Thielemann explained that it was the building directly behind Carrousel Day Care at Johnson Rd. and Wabash Ave. and that the empty lot between the day care and the church went along with that property, which is set back.

Don Scaturro asked if they had exhaust systems in the building. Ms. Thielemann explained that they would do extensive renovations of the building to convert from office to a state of the art restaurant system.

Roger Tracy asked what kind of traffic they would expect. Ms. Thielemann stated that they stay pretty steady all day. She explained they do get some rushes but usually have around 3 customers at a time. There is not a lot of heavy traffic, but is very consistent.

Ritch Alexander asked which entrance they would be using. Ms. Thielemann clarified that they would use the entrance in the red portion of the building, towards the front on the side. That the front portion of the building would be the dining room.

John Janek stated that he understands the rent aspect of the move but not the location. He described the area as residential, with school and two churches.

Scott Moss, long time Granite City resident and coach at Granite City High School stated that he is neighbors with the family and has worked extensively with them. He vouched for their

character and encourage the board to support our local businesses. He believes the teachers at the school would love the idea of the restaurant in this location.

Jacob Willard-Granite City Resident and friend with the family for 11 years. They are good hard working people who want to invest in our community. He came out to encourage growth in local businesses throughout the neighborhoods.

Mike Billick of Mike Munchies—He owns a delivery service such as Door Dash. Osaka is one of the restaurants he delivers for. He loves the family and the restaurant and would love to keep them in our town.

Nora Foster of 3 Rose Lane. She can see the building from her back door. She sees no trouble with traffic and finds the business very appealing. Looking forward to walk next door to pick up some food. She believes Granite City would appreciate the business.

Kameron Moss-lifelong resident and employee of Osaka Restaurant. He feels that this business and family are a valuable asset to the community. They bring culture to our city. He believes that there are other restaurants in residential areas and that this can work.

Roger Bryant of 2609 Lynch, stated that he has been associated with family for over 20 years, and knows them personally. Their personality reflects love for people and respect for neighbors. Because of that, he feels they have greater respect for their neighbor than they do themselves. They will be very concerned about the neighbors and the neighborhood. He believes that the neighbors and community, due to the positive influence of this business, will benefit greatly.

Rebecca Cox of Mercer Drive stated that she has lived in Granite City all of her life and that she loves the idea of the restaurant moving into the neighborhood. Hopes it will inspire other restaurants to come to our city and feels it is nice to have a different option than fast food.

Brittany Weinhover stated she is a 22 year resident of Granite City and 10 year customer of Osaka. She loves the family and feels that is a busy location already and doesn't feel that this restaurant will affect the traffic situation on Wabash Ave. She feels it would be a great fit.

Paul Schultz former Prudential Agent who was located at this location for years and explained that it is a great location for a small business. Never had any issues with traffic.

Mrs. Moss explained that we should want businesses to stay in our community not push them out.

MOTION By Sharon Ryan, second by Roger Tracy to place on file 16 objection letters, received by residents of the area, to the restaurant opening.

Sandy Crites, resident of Mercer Drive for 40 years, stated that she is a prior member of the Plan Commission and that within the city there are a variety of zoning areas. This one being residential, has been granted a special use to allow offices, which is in compliance with the City Ordinance. What they are asking for is a Commercial C-4 in an R-1 Residential District. This is the first time that we would see a restaurant come into our residential area. She stated that this

is one of the nicest areas and if it was allowed there, it could move on down Wabash Ave. She asked that the City help them to find a location that would better suit them and keep this area residential.

Steve Willaredt explained that this is an R-1 Single Family Residential District. He explained what uses would be allowed in a C-1 or C-2 district that can be approved by ordinance in a residential district. He also explained that Madison Ave B-1 -Business District, Nameoki Rd -C-5 Highway Commercial District and Johnson Rd, by Pizza World and McDonalds are commercial districts, C-4 or C-5. As far as parking, there is plenty of parking. Mr. Willaredt stated that his concern was the zoning.

Mark Davis asked Steve Willaredt, what businesses are allowed in a C-4 district.

Steve Willaredt explained the different types of businesses in a C-4, such as bakery, tailor, filling station, nursing homes and taverns.

Derek Filcoff clarified that this petition is not changing the zoning of this property only allowing a special use.

John Janek asked if there were any other questions.

MOTION By Sharon Ryan, second by Ritch Alexander to approve the petition requesting Special Exemption Permit to establish a Restaurant (Osaka), at 3307 Wabash Ave., property currently vacant office space zoned R-1 Residential. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mark Davis	No	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	No				

The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 11 am to 8:30 pm M-F- & Noon to 8:30 pm on Sat
- b). Days of operation: 6 days a week -Monday - Saturday
- c). Signage limited to: 2 Signs- 1 on Building –another on Johnson Rd
- d). Screening required: Yes
- e). Additional parking required: NO
- f). Any additional exterior lighting permitted? NO
- g). Is there a need to address storm water run-off? NO
- h). Does permit expire with change of ownership and/or use? YES
- i). Is re-application necessary to intensify use? YES
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Dumpster pick up after 9 am and screened fencing between the Residential abutting property

MOTION By Mark Davis, second by Roger Tracy to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mark Davis	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	Yes				

New Business

- A. Ordinance Amending the City of Granite City Building and Zoning Code to allow for installation and operation of wind and solar renewable energy systems.**

Derek Filcoff inquired to all of the board, if they had looked over the Wind and Solar Ordinance since the last meeting. Steve Willaredt stated that he had and that the only request he had would be under Item C. He would like a bond for removal of solar property reviewable by committee.

OLD BUSINESS--None

UNFINISHED BUSINESS--None

Motion by Don Scaturro, seconded by Roger Tracy to adjourn the Plan Commission meeting. All in favor. Motion carried.

**Respectfully submitted,
Melanye Weinoffer
Secretary,
Plan Commission**

PLAN COMMISSION ADVISORY REPORT

Hearing Date: October 1, 2020

**Petition # 1: Ryan Hotz dba Hotz Automotive
4300 & 4306 Nameoki Rd (Former Nameoki Marine)
22-2-20-05-16-404-013 & 22-2-20-05-15-401-001**

Chairman John Janek explained the petitioner is requesting Special Use Permit for automotive repair and body shop in a district zoned C-6 Planned Unit Development (PUD)

MOTION By Roger Tracy, second by Ritch Alexander to approve the Petition for a Special Use Permit for automotive repair and body shop in a district zoned C-6 Planned Unit Development (PUD). Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mark Davis	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	Yes				

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- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes**
- k). Additional requirements: NO**

MOTION By Mark Davis, second by Roger Tracy to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mark Davis	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	Yes				

*****End of Advisory Report*****

PLAN COMMISSION ADVISORY REPORT

Hearing Date: October 1, 2020

**Petition # 2: LMT INVESTMENTS LLC/OSAKA
3307 Wabash Ave
22-1-20-08-16-401-031**

**Petitioner is requesting a Special Use Permit to open a Restaurant (Osaka),
property currently vacant office space zoned R-1 Residential.**

**MOTION By Sharon Ryan, second by Ritch Alexander to approve the petition requesting Special
Exemption Permit to establish a Restaurant (Osaka), at 3307 Wabash Ave., property currently
vacant office space zoned R-1 Residential. Motion carried.**

ROLL CALL VOTE

John Janek	Yes	Mark Davis	No	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	No				

**The Special & Non-Conforming Use Checklist was completed by Plan Commission member
Peggy Cunningham.**

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has become a nuisance? Yes**
- k). Additional requirements: Dumpster pick up after 9 am
and screened fencing between the Residential abutting property**

**MOTION By Mark Davis, second by Roger Tracy to approve the Special & Non-Conforming
Use Checklist. Motion carried.**

ROLL CALL VOTE

John Janek	Yes	Mark Davis	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Ritch Alexander	Yes
Sharon Ryan	Yes				

*******End of Advisory Report*******